

HOME SELLERS

PREPARE YOUR HOME



INSPECTION CHECKLIST

→ Prepare the Inside

Try to make sure your home is tidy. Please remember to clear clutter if possible and put away personal items to avoid embarrassment. We understand you may be in the process of moving but please make sure the inspector has access to all areas of the home. Clear away items that may be blocking access to important systems of the home attics, crawl spaces, furnaces and electrical panels. Replace any light bulbs. Clean out under sinks as the inspector will need to inspect those areas.

→ Prepare the Outside

Clear away items that may be blocking views or access to areas and/or components on the outside of the home.

→ Plan to be Gone

It is best practice if you are not home during the home inspection. If you can't be gone during the inspection, try to avoid disturbing the inspector while they are working. You should absolutely plan to be gone during the time when the buyers are present. This eliminates any awkward encounters and allows them to have an open and private conversation with their home inspector about the condition of the property.

→ Supply any Relevant Documents

It is encouraged to leave the buyer and home inspector any records of repairs, warranties, insurance claims, maintenance checks or home improvements made. This allows the inspector to create a more accurate report and will give the buyers confidence and peace of mind.

→ Keep Power and Water On

Many sellers are tempted to turn these off if they have already vacated the property. If these systems are off, please arrange to have them on before the inspection. The home inspector can't complete the inspection without the power and water being on.

→ Leave Remotes, Garage door openers and Keys to any Outbuildings

The inspector may need these items to fully complete the inspection which mean less items in the report.

→ Prepare for a "cleaner" Report.

While it isn't required, completing maintenance items will help with a "cleaner" report.

→ Secure Pets

If you are a pet owner, please tell your realtor to communicate to the inspector about special instructions: how many pets, what kind of pets and the temperament of the pets. The best practice is to make arrangements to have the pet gone, caged or in a contained area. Pets get nervous when strangers enter their home and can get angry or try to escape.

→ Schedule a Pre-listing Inspection

This is the proactive approach. If you really want to be prepared, schedule a pre-listing inspection so you can address any issues before you list. This inspection reduces liability by disclosing the condition of the property by an unbiased third party and reduces/eliminates negotiations.